



**Hilmay Drive, Hemel Hempstead, HP1 1TZ**  
**Asking price £575,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

An extended and superbly presented three bedroom semi detached family home, situated in this prime position on Hilmay Drive, Boxmoor, HP1, with accommodation spanning in excess of 1000 sqft.

The layout includes an entrance hallway, living room, impressive 27ft family room with a luxuriously refitted kitchen and dining area, downstairs w/c, three first floor bedrooms and a modern family bathroom.

Externally the property further benefits from driveway parking (with EV charging point), an area of front garden and a well proportioned private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Hilmay Drive is a sought after residential road in the Boxmoor area of Hemel Hempstead, conveniently placed for local amenities and transport links. Both primary and secondary schools are located within approximately 0.2 miles of the property. The area is well regarded for its established setting and suitability for family living.

#### **Front Door**

#### **Entrance Hallway**

Radiator. Stairs rising to the first floor accommodation. Under stair storage cupboard. Open plan to the family/dining/kitchen room. Access to the w/c and living room.

#### **Living Room**

Double glazed window. Radiator. Recessed down lighting.

#### **W/C**

Double glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Herringbone style flooring. Recessed down light. Extractor fan.

#### **Kitchen/Dining/Family Room**

Double glazed bi folding doors to the rear garden. Sky light. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and an island. Integrated gas hob with extractor over. Integrated oven, fridge, freezer and dishwasher. Space for a freestanding washing machine and tumble dryer. Inset bowl stainless steel sink with mixer tap. Recessed down lighting. Herringbone style flooring. Two radiators.

#### **First Floor Landing**

Double glazed window. Access to the loft. Access to the family bathroom and three bedrooms.

#### **Bedroom**

Double glazed window. Radiator. Wood flooring. Recessed down lighting.

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Double glazed window. Radiator. Wood flooring. Recessed down lighting.

#### **Bedroom**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with shower over, wash hand basin and a low level w/c. Heated towel rail. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan.

#### **To The Front**

An area of hard standing providing driveway parking. An area of front garden laid with loose stones. EV charging point. Outside tap. Gated side access. Access to the front door.

#### **To The Rear**

A private garden arranged with areas of decking and lawn. Enclosed by a mixture of chain link fencing, timber panel fencing and hedging. Outside lights. Outside socket. Gated side access.

#### **Buyers Information**

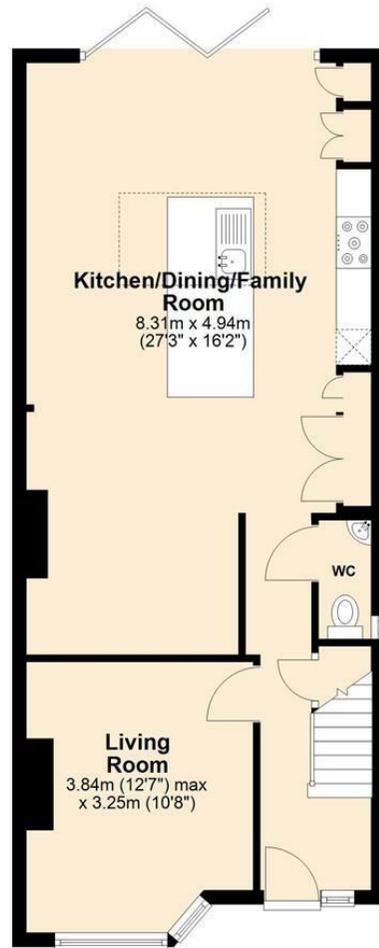
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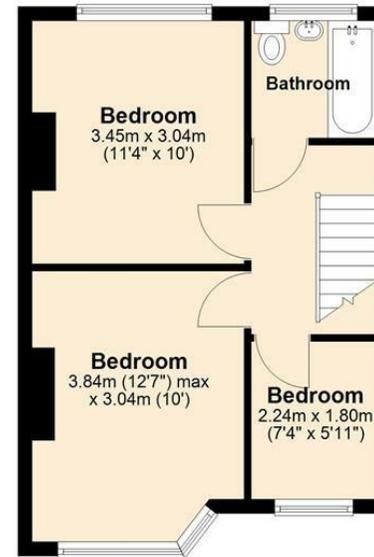
### Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



### First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 94.5 sq. metres (1017.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp. □

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		